Davidson County DEEDWARR
Recvd: 04/25/08 11:16 2 pgs
Fees:13.00 Taxes:270.97
20080425-0042316

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0805083
After Recording please return to:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$73,235.00**

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2008

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – Tamilyn Derryberry
My commission expires: May 2, 2010

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rachel J. Jones 1224 Massman Drive NASHVILLE TN 37217-5018	Countrywide Bank FSB PO Box 10214 Van Nuys, CA 91410-0214	107 14 0A 056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Tony Brown and Teresa Brown husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rachel J. Jones a single woman,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, BEING Unit No. 56 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6326, Page 828, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, said Register's Office for a more complete identification and description of such Unit.

BEING that same property conveyed to Tony Brown and Teresa Brown, Husband and Wife from Novastar Mortgage, Inc. by Special Warranty Deed dated March 15, 2007 and recorded on April 9, 2007 of record in Instrument No. 20070409-0041795, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof,. Of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements no or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Copperfield Terrace Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the 2008 which have been prorated and assumed by the Grantee herein.

This property is improved property known as
1224 Massman Drive, Nashville, Tennessee 37217-5018

Init JAB Init JB by JB Rue attorney in fact

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness, whereof, Tony Brown and Teresa Brown, sign this Warranty Deed on this the 23rd day of April, 2008

Tony Brown

Teresa Brown by Tony Brown her attorney in fact,

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tony Brown** ~~and Teresa Brown~~, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 23rd day of April, 2008.

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires: May 2, 2010

STATE OF ~~Tennessee~~
COUNTY OF Davidson

Personally appeared before me, Tamilyn Derryberry, the undersigned, a Notary Public in and for said County and State, the within named Tony Brown , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained; and the said Tony Brown, to me acknowledged that he executed the same as the free act and deed of said Teresa Brown for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Teresa Brown, and appearing of record in Instrument No. 20060425004231 5, in the Register's Office of DAVIDSON, Tennessee.

Witness my hand and official seal, at office at Nashville, Davidson County, Tennessee on this the 23rd day of April, 2008.

Notary Public - ~~Tamilyn Derryberry~~
My Commission Expires: 05/02/10

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY